WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140087091 DEEDWARR
Recvd: 11/19/14 09:48 2 pgs
Fees:13.00 Taxes:1134.05
20141119-0106550

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $306,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF NOVEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 3-1-2017

(AFFIX SEAL)

CINDY S. SMITH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires MAR 1, 2017

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chara Evon and Jade Holliman	F+M Bank	Map 86-4-B
(NAME) 801 Withers Place	(NAME) 10 Cadillac Dr. #100	Parcel 79 CO
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Brentwood TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JEFFERY L. TATE AND WIFE, BARBARA A. TATE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHARA EVON HOLLIMAN AND JADE HOLLIMAN, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Section Three, Sunset Oaks, of record in Plat Book 9700, page 198, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Jeffery L. Tate and wife, Barbara A. Tate, by deed dated February 28, 1997, from Frank Batson Homes, Inc. of record in Book 10368, page 573, said Register's Office.

This conveyance is subject to (a) 2015 real property taxes; (b) all matters appearing on the plan of record in Book 9700, page 198, said Register's Office; and (c) restrictive covenants of record in Book 9082, page 567, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 801 Withers Place, Hermitage, Tennessee 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 18th day of November, 2014.

Jeffery L. Tate

Barbara A. Tate

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeffery L. Tate and Barbara A. Tate, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 18th day of November, 2014.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015